042.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,107,000 / 1,107,000
					USE VALUE:	1,107,000 / 1,107,000
					ASSESSED:	1,107,000 / 1,107,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
259		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAVIDES SAVAS & SOFIA
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	40 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAVIDES SAVAS & SOFIA -
Owner 2:	LIFE ESTATE -
Street 1:	40 PALMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,912 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1900, having primarily Vinyl Exterior and 4622 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 20 Rooms, and 10 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	5912.000	673,400	3,500	430,100	1,107,000
Total Card	0.136	673,400	3,500	430,100	1,107,000
Total Parcel	0.136	673,400	3,500	430,100	1,107,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 239.52 | /Parcel: 239.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 29409

GIS Ref

GIS Ref

Insp Date 11/07/18

Parcel ID 042.0-0005-0011.0

!3572!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	637,300	3500	5,912.	430,100	1,070,900	1,070,900	Year End Roll	12/18/2019
2019	111	FV	557,700	3500	5,912.	457,000	1,018,200	1,018,200	Year End Roll	1/3/2019
2018	111	FV	557,700	3500	5,912.	333,300	894,500	894,500	Year End Roll	12/20/2017
2017	111	FV	522,000	3500	5,912.	290,300	815,800	815,800	Year End Roll	1/3/2017
2016	111	FV	522,000	3500	5,912.	247,300	772,800	772,800	Year End	1/4/2016
2015	111	FV	468,400	3500	5,912.	241,900	713,800	713,800	Year End Roll	12/11/2014
2014	111	FV	468,400	3500	5,912.	198,900	670,800	670,800	Year End Roll	12/16/2013
2013	111	FV	468,400	3500	5,912.	189,200	661,100	661,100		12/13/2012

PRINT

Date	Time
12/10/20	18:47:29

LAST REV

Date	Time
04/26/19	12:55:15

apro

PAT ACCT. 3572

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAVIDES SAVAS &	46920-444		2/2/2006	Convenience	1	No	No		
	11740-456		9/8/1969		28,000	No	No		N

USER DEFINED

Prior Id # 1:	29409
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2013	747	Re-Roof	18,000	C				
6/18/1992	251	Manual	15,500					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/30/2014	External Ins	PC	PHIL C
6/19/2013	Info Fm Prmt	EMK	Ellen K
2/23/2009	Measured	345	PATRIOT
3/3/2000	Measured	268	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5912		Sq. Ft.	Site		0	80.	0.91	1			Med. Tr	-10					430,099						430,100	

Total AC/HA: 0.13572 | Total SF/SM: 5912 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 430,099 | Spl Credit | Total: 430,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.87718666
Const Adj.:	0.98794085
Adj $ / SQ:	121.325
Other Features:	190000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	827214
Depreciation:	153862
Depreciated Total:	673352

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	20	BRs:	10	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	M
2	4	2	M
Totals			
4	20	10	

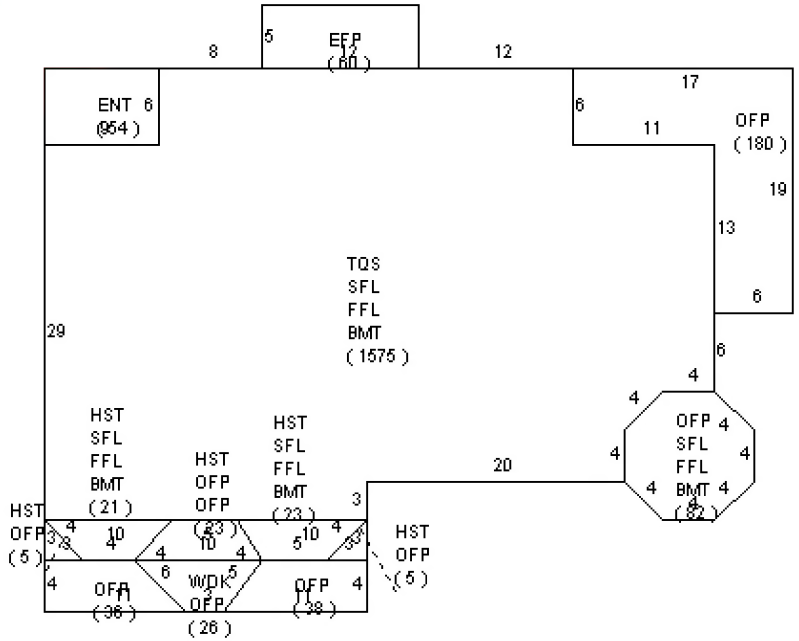
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	121.33
Special Features:	0	Val/Su Net:	97.86
Final Total:	673400	Val/Su SzAd	145.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,701	36.400	61,912
FFL	First Floor	1,701	121.330	206,374
SFL	Second Floor	1,701	121.330	206,374
TQS	3/4 Story	1,181	121.330	143,315
OFP	Open Porch	418	20.200	8,444
EFP	Enclos Porch	60	71.720	4,303
ENT	ENTRY	54	26.080	1,408
HST	Half Story	39	121.330	4,671
	Net Sketched Area:	6,881	Total:	637,212
Size Ad	4621.75	Gross Are	7313	FinArea 4622

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1920	26.36	T	40	111			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500

IMAGE

AssessPro Patriot Properties, Inc